

**TABLE 2-4 RESIDENTIAL DIMENSIONAL STANDARDS**

<b>Dimensional Standard</b>	<b>R-1</b>	<b>R-1M</b>	<b>R-2</b>	<b>RMU</b>	<b>R-3</b>
Maximum density (units/acre) <sup>1</sup>	3.5	6	14	16	30
Lot Size Single-Family (sq. ft.) <sup>1</sup>	8,000	6,250	6,250	6,250	6,250
Lot Size Duplex (per unit) (sq. ft.) <sup>1</sup>			3,125	3,125	3,125
Lot Size Townhouse (per unit) (sq. ft.)				3,125	3,125
Lot Size Multi-Family (per unit) (sq. ft.) <sup>1</sup>					
Single Story				3,000	3,000
Two Story				2,500	2,500
Three Story				2,000	2,000
Maximum lot coverage structures	40%	40%	40%	45%	45%
Maximum lot coverage parking/access	10%	10%	15%	20%	40%
Minimum lot coverage landscape area	50%	50%	45%	35%	15%
Minimum lot frontage <sup>1</sup>					
Single-Family	50'	50'	50'	50'	50'
Duplex (per unit)			25'	25'	25'
Townhouse (per unit)				25'	25'
Multi-Family				100'	100'
Zero-Lot Line	50'	50'	50'	50'	50'
<b>Minimum setback front<sup>2</sup></b>	<b>15'</b>	<b>15'</b>	<b>15'</b>	<b>15'</b>	<b>15'</b>
Minimum setback side Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10'	5'	5'	5'	5'
Minimum setback rear lot line: principal building Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10'	5'	5'	5'	5'
Minimum setback rear lot line: accessory building	10'	5'	5'	5'	5'
Maximum building height	35'	35'	35'	35'	35'
Maximum building height for detached accessory structure	30'	30'	30'	30'	30'
Minimum building width	24'	24'	20'	20'	20'
Minimum floor area Principal Dwelling (sq. ft.)	480	480	480	300 efficiency 480 multi-family	300 efficiency 480 multi-family
Floor Area Thresholds Accessory Dwelling (sq.ft.)				720	
Minimum storage area (sq.ft.)			32	32	32
Snow storage (% of parking and access coverage)	15%	15%	15%	15%	15%

<sup>1</sup> Density calculations for residential development may be subject to Slope Protection Standards (§5.2) and Section 13.

<sup>2</sup> Covered porches and the landings and steps of a covered porch may encroach into the front yard pursuant to §1.7.L.3.d

TABLE 2-5 NONRESIDENTIAL ZONE DISTRICT DIMENSIONAL STANDARDS				
STANDARD	B-1	C	CBD	I
DENSITY				
Max. density (units/acre)	7	14	NA	7
LOT				
Minimum lot size (sq. ft.)	6,250	8,000	--	6,250
Minimum lot frontage (ft.)	50	50	--	50
Maximum lot coverage: (%) structures	40	50	100	60
Maximum lot coverage: (%) Parking Access	15	40	N/A	30
Minimum landscape area (%)	45	10	--	10
BUILDING				
Maximum building height (ft.)	35	35	35	35
Minimum building width (ft.)	24	--	--	--
Minimum floor area: Multi-family (sq. ft.)	480	300 efficiency 480 multi-family	--	--
Minimum floor area: Second story residence (sq. ft.)	300	300	300	300 min 700 max
Minimum storage area (sq. ft.) <sup>1</sup>	32	32	32	--
BUILDING SETBACKS				
Minimum from side lot line (ft.)	5	5 <sup>2</sup>	no. req.	5 <sup>1</sup>
Minimum from rear lot line (ft.) principal building	5	5 <sup>2</sup>	no req.	5 <sup>2</sup>
Minimum from rear lot line (ft.) accessory building	5	5 <sup>2</sup>	N/A	N/A
Minimum from front lot line (ft.)	15 <sup>3</sup>	15 <sup>2</sup>	no req.	0 <sup>2</sup>
Other Standards				
Snow Storage Area (% of parking and access coverage)	15	15	N/A	15
<sup>1</sup> Storage is required for multi-family dwellings) (§3.3D) <sup>2</sup> Uses adjacent to residential zone districts shall comply with Zone District Buffer Standards (§4.6 <b>Error! Reference source not found.</b> 3). <sup>3</sup> Parking not allowed within front setback area in B-1 Zone District				